

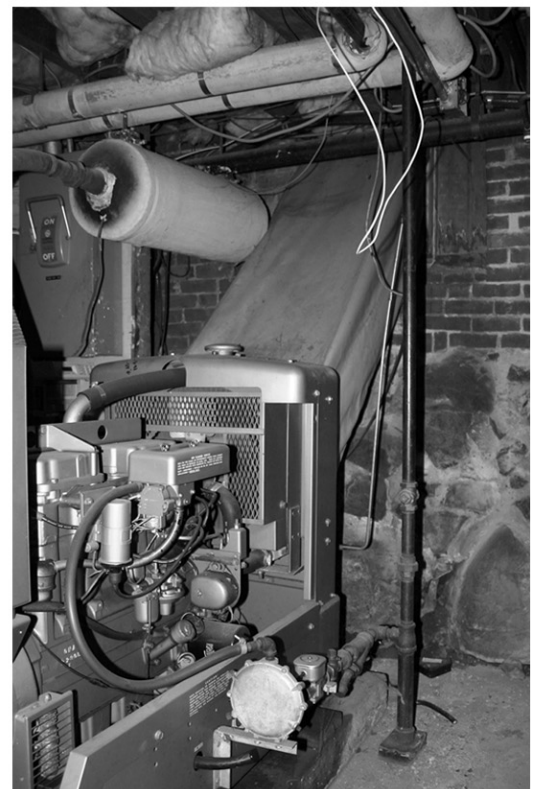


BUILDING IS NOT ADA COMPLIANT

Addition of elevator, updating of bathrooms, new door hardware, etc. will meet requirements of federally mandated Americans with Disabilities Act and remove possibility of legal action or closing of Town Hall.

BUILDING IS NOT CODE COMPLIANT

Removal of old and dangerous emergency generator (replaced with connection to Proctor School generator) and upgrade of electrical and mechanical systems will meet all safety and building code requirements.



OFFICE AND MEETING SPACE IS INADEQUATE

The Great Hall is now cluttered with temporary office spaces. Additional space for our employees will increase efficiency and reduce cost of services. Liberate Great Hall for public events.



TOWN RECORDS ARE IN JEOPARDY

State retention codes require proper storage of Topsfield Town records. Climate controlled archival space will replace basement storage.



WORKING ENVIRONMENT IS NOT PROFESSIONAL

Years of postponed maintenance have taken its toll (e.g. duct tape is used to seal windows). The situation will not improve with time and corrective action becomes more costly with delays.

